

MINUTES OF THE
March 21, 2008 Meeting of the

Easton Planning & Zoning Commission

Members Present: John Atwood, Chairman, and members Linda Cheezum, Dan Swann, Tom Moore, and Steve Periconi.

Members Absent: None.

Staff Present: Tom Hamilton, Town Planner and Lynn Thomas, Long Range Planner. Zach Smith, Current Planner, and Stacie Rice, Planning Secretary.

Staff Absent: None.

Mr. Atwood called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The first order of business was the approval of the minutes of the Commission's meeting of February 21, 2008. Upon motion of Mr. Swann, seconded by Mr. Periconi, the Commission voted 5-0 to approve the February minutes.

The first item on the agenda was **106 Dover Street (Easton Police Department)** requesting sketch site plan review for a 14,601 square foot addition to existing Easton Police Department. This site is currently developed with an 11,745 square foot police station. Proposed addition is to be on the rear of the existing building, overtop an existing parking area. Mr. Tim Glass, applicant's agent, explained that the plan proposes to construct an entrance feature onto the front of the existing structure and to create a new parking area on a currently undeveloped (grass) portion of the site adjacent to Glenwood Avenue. Proposed site plan would provide 81 parking spaces. Storm water management will be addressed in a surface bio-retention area located in the parking lot as well as in underground systems below the parking lot. Mr. Keith Fisher, of Becker Morgan Group explained that the proposed addition is in keeping with the existing structure. The building will be sided primarily in red brick, though there is an unidentified lighter colored material shown on a portion of the building. Upon motion of Mr. Periconi, seconded by Mr. Swann, the Commission voted 5-0 to approve the sketch site plan provided a suitable compromise is worked out with parking/landscaping and a forwarding a favorable recommendation to the Board of Zoning Appeals for an amendment to previously approved Special Exception.

The next item was a discussion from staff concerning **Waterside Village Phase II**. In November of 2007 the developers of Waterside Village submitted a PUD sketch site plan review application for the 2nd phase of the Waterside Village shopping center (effectively being treated as a separate and independent project). Mr. Smith explained that after review of the application the staff found several issues that need to be addressed before proceeding. The staff's main concern is the location of the parking on site. Mr. Smith explained that the proposed plan shows an excess of 50% of the proposed parking located between the fronts of the building and streets. This does not comply with the supplemental standards for "major retail" in the Zoning Ordinance. Mr. Bill Stagg, the applicant's agent, and Peter Clelland, applicant explained they do not want to comply with the standard in anticipation of the preferences of prospective tenants. The Commission discussed this at length and recommended the applicant redesign the buildings so the parking is in compliance with Section 1008.2 (13) h of the Zoning Ordinance.

7 The next item was **B&B Knives** requesting temporary permission to operate a
8 mobile knife sharpening business in the parking lot of the Amish Farmers Market every
9 Saturday. This item was discussed at the February Planning Commission meeting and
10 the Commission as well as the staff decided to table for one month to obtain more
11 information on the issue. The Commission felt this request was excessive and would
12 create opportunities is every center to do temporary uses and it would create clutter
13 throughout the Town. The Commission decided to deny the request of the temporary use
14 for B&B Knives. Mr. Dan Esh, the operator of the Amish Farmers market would like to
15 have Pig Roasts in the parking lot of the Farmers Market several times a year for
16 customer appreciation. The Commission discussed this temporary use and decided to
17 approve the Pig Roasts, which are limited to 4 times a year, and the applicant is to send a
18 letter to the Town Planner 10 days in advance of the event.
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20 The next item was from staff concerning **Chevy Chase Bank Wall Signs**.
21 Construction has begun on the new Chevy Chase Bank located at Waterside Village. The
22 Bank would like to place a wall sign on each of the 4 facades of the new building. Mr.
23 Smith explained that based on the staff's interpretation of the Town's sign regulations
24 they are only permitted 2 wall signs, which they have applied for and received a building
25 permit to construct. Because this project is within the Waterside Village PUD the
26 Planning Commission does have some discretion and authority to approve additional
27 signage if warranted. There were two representatives present for the Bank. They
28 explained their need for the two additional signs, explaining due to the location of their
29 building all four sides are visible and having additional signage would help to identify
30 their building from all directions. The Commission felt as though the additional signage
31 would be excessive. Upon motion of Mr. Moore, seconded by Mrs. Cheezum, the
32 Commission voted 5-0 to deny the request for additional signage.
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34 The next item was from staff concerning the final plat for **Easton Village, Phase 3**.
35 Mr. Hamilton asked that the Commission authorize their Chairman to sign the plat. Upon
36 motion of Mr. Periconi, seconded by Mrs. Cheezum the Commission voted 5-0 to authorize
37 Mr. Atwood to sign the plats for Easton Village, Phase 3.
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39 The next item was from staff concerning the final plats for **Easton Marketplace,**
40 **William Hill Gardens, and Ashby Commons**. Mr. Hamilton asked that the Commission
41 authorize their Chairman to sign the plats when appropriate. Upon motion of Mr. Periconi,
42 seconded by Mr. Moore the Commission voted 5-0 to authorize Mr. Atwood to sign the
43 plats for Easton Marketplace, William Hill Gardens, and Ashby Commons.
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45 The next item was **Brant Court** requesting a 2 year extension for the Brant Court
46 PUD. Mr. Hoppy Stafford is requesting to extend the approval of Brant Court PUD for
47 another 2 years. Mr. Hamilton explained to the Commission that the project was
48 approved in 2002 and the Commission since that time has regularly given Mr. Stafford 2
49 year extensions for the PUD. Mr. Hamilton explained to the Commission that he feels
50 the Commission should deny the request. Upon motion of Mr. Periconi, seconded by Mrs.
51 Cheezum, the Commission voted 5-0 to deny the request to extend the Brant Court PUD
52 for 2 years.
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5 The next item was also from staff concerning **Easton Village Subdivision**. Mr.
6 Smith explained that Ryan Homes has currently taken out building permits for several
7 lots in Easton Village and the staff feels as the houses do not meet the standards of the
8 pattern book for Easton Village which was reviewed and approved by the Planning
9 Commission. The Commission agreed that Easton Village should modify the pattern
10 book and bring request to the Planning Commission for their review.
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12 There being no further business the meeting was adjourned at 3:10 p.m. by
13 motion of Mrs. Cheezum, seconded by Mr. Moore.
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15 Respectfully submitted,
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19 Stacie S. Rice
20 Planning & Zoning Secretary
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